



GRASSROOTS
REALTY GROUP

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1435 38 Street SW
Calgary, Alberta

MLS # A2213425



\$929,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	3,532 sq.ft.	Age:	1961 (64 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Alley Access, Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork		

Inclusions: Side A: Refrigerator in basement. Side B: Refrigerator, Electric Stove

ATTENTION DEVELOPERS & INVESTORS** 50 FT FRONTAGE!! 125 FT DEPTH!! Prime Investment opportunity and/or holding property for future redevelopment! Welcome to 1435 38 Street SW in the heart of Rosscarrock. This side by side duplex, currently with 2 with rental units, is located on a quiet street within walking distance to schools, parks, Westbrook Mall shopping, Shaganappi Golf Course, the C-Train and much more. The main levels on each side have spacious living/dining areas, 2 bedrooms, full 4pc bath and bright kitchens. The lower levels, which have direct access entrances, are partially finished each with a bathroom, and bedrooms (no egress windows), recreation areas and laundry. This property also features a west facing backyard and each side has an alley access parking pad, and half of the shared double garage. Excellent Location. Don't miss out on this fantastic opportunity to own a revenue generating property or hold for future redevelopment. Book your showing today!